

**EXHIBIT "A"**  
**2.078 ACRE TRACT**

Walter Houston Survey, Abstract No. 719  
*Tarrant County, Texas*

**DESCRIPTION**, of a 2.078 acre (90,523 square foot) tract of land situated in the Walter Houston Survey, Abstract No. 719, Tarrant County, Texas; said tract being part of Lot 1, Block 11, Linkwood Estates, an addition to Tarrant County according to the plat recorded in Volume 388-7, Page 136 of the Plat Records of Tarrant County, Texas; said tract also being all of those tracts of land described in Warranty Deed to the City of Fort Worth recorded in Instrument Nos. D218007779 and D218004791, of the Official Public Records of Tarrant County, Texas; said 2.078 acre (90,523 square foot) tract being more particularly described as follows:

**BEGINNING**, at a brass disk stamped "TXDOT" found at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and the east right-of-way line of Linkmeadow Drive (a 60-foot wide right-of-way); said point being the most northerly northwest corner of the first said City of Fort Worth tract;

**THENCE**, along the said south line of Interstate Highway No. 30, the following three (3) calls:

South 88 degrees, 01 minutes, 48 seconds East, at a distance of 87.84 feet passing the northeast corner of the first referenced City of Fort Worth tract and the northwest corner of the second referenced City of Fort Worth tract, continuing for a total distance of 91.09 feet to a brass disk stamped "TXDOT" found for an angle point;

South 87 degrees, 04 minutes, 48 seconds East, a distance of 76.13 feet to an angle point;

South 85 degrees, 55 minutes, 48 seconds East, a distance of 66.14 feet to a 5/8-inch iron rod found for the northeast corner of the second referenced City of Fort Worth tract and the northwest corner of Lot 38, Block 3, Mary's Creek Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-176, Page 42 of the said Plat Records said point also being in the existing westerly city limits of the City of Fort Worth;

**THENCE**, South 00 degrees, 32 minutes, 42 seconds West, departing the said south line of Interstate Highway No. 30 Frontage Road and along the east line of the second referenced City of Fort Worth, the west line of said Block 3 and the said westerly City Limits line, a distance of 314.75 feet to a point for the southeast corner of the second referenced City of Fort Worth tract and the northeast corner of that tract of land described as Tract 3 in Warranty Deed to John Shipley recorded in Instrument No. D217039023 of the said Official Public Records;

**THENCE**, North 89 degrees, 27 minutes, 18 seconds West, departing the said west line of Block 3 and along the north line of said Shipley tract, a distance of 144.75 feet to a point for corner in a power pole found at the southwest corner of the second referenced City of Fort Worth tract, the southeast corner of the first referenced City of Fort Worth tract;

**THENCE**, North 89 degrees, 33 minutes, 28 seconds West, a distance of 141.06 feet to a 1/2-inch iron rod found for the southwest corner the first referenced City of Fort Worth tract; said point being in the said east line of Linkmeadow Drive;

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**THENCE**, North 00 degrees, 26 minutes, 20 seconds East, along the west line of said Lot 1 and the said east line of Linkmeadow Drive, a distance of 272.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Interstation Highway No. 30 and the said east line of Linkmeadow Drive;

**THENCE**, North 46 degrees, 25 minutes, 12 seconds East, along said corner clip, a distance of 74.07 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 90522.61 square feet or 2.078 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

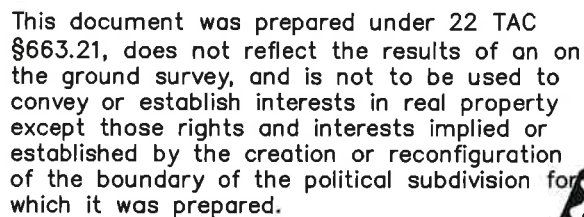
This document was prepared under 22 TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which this was prepared.

 7/31/18  
\_\_\_\_\_  
Michael Larry Lewis, Jr. Date  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch Consulting Engineers, Inc.  
6100 Western Place, #1001, Fort Worth TX 76107  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001



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7/31/18  
Date



1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 10, 2014 with a combined scale factor of 1.00012.

PART OF  
WALTER HOUSTON SURVEY,  
ABSTRACT NO. 719,  
TARRANT COUNTY, TEXAS  
PAGE 3 OF 3



6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>SCALE</b>	<b>DATE</b>	<b>JOB NUMBER</b>
ET	DCP	1"=100'	JULY 2018	4012-17.506

**EXHIBIT "A"**  
**22,273 SQUARE FOOT TRACT**  
Walter Houston Survey, Abstract No. 719  
*Tarrant County, Texas*

**DESCRIPTION** of a 22,273 square foot (0.511 acre) tract of land situated in the Walter Houston Survey, Abstract No. 719, Tarrant County, Texas; said tract being a part of Lot 1, Block 1, a part of Lot 1, Block 11 and a part of Linkmeadow Drive, Linkwood Estates Addition, an addition to Tarrant County according to the plat recorded in Volume 388-7, Page 136 of the Plat Records of Tarrant County, Texas; said tract being part of those tracts of land described in: Deed to the State of Texas (ST PARCEL 1) recorded in Volume 4953, Page 939, of the Deed Records of Tarrant County, Texas; and Deed to the State of Texas (ST PARCEL 2) recorded in Volume 4966, Page 312 of said Deed Records; said 22,273 square foot tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 10, 2014 with a combined scale factor of 1.00012):

**BEGINNING**, at a brass disc stamped (TxDOT) found in the south right-of-way line of Interstate Highway No. 30 Frontage Road and in the north line of said Lot 1, said point being the east corner of said ST PARCEL 1;

**THENCE**, South 46 degrees 25 minutes 12 seconds West, departing the said south line of Interstate Highway No. 30 Frontage Road and along the southeast line of said ST PARCEL 1, a distance of 74.07 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the east line of said Linkmeadow Drive and the west line of said Lot 1, Block 11;

**THENCE**, South 00 degrees 26 minutes 20 seconds West, along the said east line of Linkmeadow Drive and the said west line of Lot 1, a distance of 272.92 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 1, Block 11;

**THENCE**, North 89 degrees 33 minutes 40 seconds West, departing the said west line of Lot 1, Block 11, a distance of 60.00 feet to a point for corner in the west line of said Linkmeadow Drive and the east line of Lot 1, Block 5, of said Linkwood Estates Addition;

**THENCE**, North 00 degrees 26 minutes 20 seconds East, along the west line of said Linkmeadow Drive, at a distance of 61.00 feet passing the southeast corner of Lot 2, Block 1 of said Linkwood Estates Addition, in all a total distance of 278.13 feet to a point for corner; said point being the south corner of said ST PARCEL 2;

**THENCE**, North 43 degrees 50 minutes 40 seconds West, departing the said west line of Linkmeadow Drive and along the southwest line of said ST PARCEL 2, a distance of 71.59 feet to a point for corner in the said south line of Interstate Highway No. 30 Frontage Road and the north line of said Lot 1, Block 1;


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**THENCE**, South 87 degrees 48 minutes 34 seconds East, along the south line of said Interstate Highway No. 30 Frontage Road and the north line of said Lot 1, Block 1, at a distance of 50.01 feet passing the northeast corner of said Lot 1, Block 1, and at a distance of 110.04' passing the northwest corner of said Lot 1, Block 11, in all a total distance of 163.33 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 22,273 square feet or 0.511 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

This document was prepared under 22 TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which this was prepared.

 7/31/18 Date  
Michael Larry Lewis, Jr.  
Pacheco Koch Consulting Engineers, Inc.  
6100 Western Place, #1001, Fort Worth TX 76107  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001



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4012-17.506EX2.dwg RMT



STATE OF TEXAS  
(VOL. 4966, PG. 312)

BRASS DISC  
STAMPED "TXDOT"  
FOUND

20' ALLEY

N 00°26'20" F 278.13'

# LINKMEADOW DRIVE

LINKWOOD ESTATES ADDITION  
(VOL. 388-7, PG. 136)

**22,273 SQUARE FOOT TRACT  
(0.511 ACRES)**

N 89°33'40" W  
60.00'

1/2-INCH IRON  
ROD FOUND (C.M.)

**LINKHAVEN  
DRIVE**

LOT 1, BLOCK 5  
LINKWOOD ESTATES ADDITION  
(VOL. 388-7, PG. 136)  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
(INST. NO. D213154104)

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract described.

Michael Larry Lewis, Jr.  
Registered Professional  
Land Surveyor No. 5773

Date \_\_\_\_\_



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 10, 2014 with a combined scale factor of 1.00012.

**22,273 SQUARE FOOT  
TRACT**

WALTER HOUSTON SURVEY, ABSTRACT NO. 719,  
TARRANT COUNTY, TEXAS  
PAGE 2 OF 2



6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

<i>DRAWN BY</i>	<i>CHECKED BY</i>	<i>SCALE</i>	<i>DATE</i>	<i>JOB NUMBER</i>
RMT	MLL	1"=60'	SEPT. 2018	4012-17.506

4012-17.506EX2

North: 6947179.8423' East: 2266970.3008'

Segment #1 : Line

Course: S46° 25' 12"W Length: 74.07'  
North: 6947128.7809' East: 2266916.6436'

Segment #2 : Line

Course: S0° 26' 20"W Length: 272.92'  
North: 6946855.8689' East: 2266914.5530'

Segment #3 : Line

Course: N89° 33' 40"W Length: 60.00'  
North: 6946856.3285' East: 2266854.5548'

Segment #4 : Line

Course: N0° 26' 20"E Length: 278.13'  
North: 6947134.4503' East: 2266856.6853'

Segment #5 : Line

Course: N43° 50' 40"W Length: 71.59'  
North: 6947186.0827' East: 2266807.0947'

Segment #6 : Line

Course: S87° 48' 34"E Length: 163.33'  
North: 6947179.8397' East: 2266970.3053'

Perimeter: 920.03' Area: 22273.00 Sq. Ft.  
Error Closure: 0.0052 Course: S60° 14' 00"E  
Error North: -0.00256 East: 0.00448

Precision 1: 176930.77